

Item No. 12**SCHEDULE C**

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| APPLICATION NUMBER | CB/10/03063/FULL |
| LOCATION | 312 Manor Road, Woodside, Luton, LU1 4DN |
| PROPOSAL | Retention of side roof extensions and front and rear facing dormer windows (Revised CB/09/05115/TP) |
| PARISH | Slip End |
| WARD | South East Bedfordshire |
| WARD COUNCILLORS | |
| CASE OFFICER | Abel Bunu |
| DATE REGISTERED | 24 August 2010 |
| EXPIRY DATE | 19 October 2010 |
| APPLICANT | Mr & Mrs Stay |
| AGENT | J M Bygate Designs Ltd |
| REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION | The Applicant is a Member of the Council Full Application - Granted |

Site Location:

The application property is a detached bungalow which lies in the Green Belt to the north east of Manor Road outside the village envelope of Caddington. The site is flanked by numbers 310 and 314 on the north west and south east respectively and backs onto an open field.

The Application:

is in three parts and seeks permission for the retention of :

1. side roof extensions incorporating the conversion of a hipped roof to half hips on both sides;
2. a front dormer window measuring approximately 1.2 metres deep, 2.2 metres wide and 2.5 metres high
3. a rear facing dormer window measuring approximately 9.6 metres wide, 3.7 metres deep and 2,9 metres high

Planning permission has previously been granted last year , (Reference CB/TP/09/05115) for extensions and alterations to the property, the main difference between the approved scheme and the current application being the omission of a single storey front extension and its substitution with the front dormer as described at 2. above.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPG2 - Green Belts

PPS1 - Delivering Sustainable Development

PPS7 - Sustainable Development in Rural Areas

Bedfordshire Structure Plan 2011

None saved.

South Bedfordshire Local Plan Review Policies

BE8 - Design Considerations

H8 - Extensions to Dwellings

H13 - Extensions to Dwellings in the Green Belt.

Supplementary Planning Guidance

Design in Central Bedfordshire, A Guide for Development, Adopted 23 July 2010.

Planning History

CB/TP/09/05115 -Permission.Erection of a side roof extensions involving the conversion of the existing hipped roof to half hips on both sides, insertion of front and rear dormer windows and erection of single storey front extension.

SB/TP/90/00203 - Permission to erect a single storey rear extension.

SB/TP/80/00534 - Permission to erect a single storey rear extension.

SB/TP/79/00450 - Permission for the retention of a carport.

Representations: (Parish & Neighbours)

Parish Council;

No objection

Neighbours:

Objection

310 Manor Road:

- Proposal amounts to over-development for a household with only three people;
- Building has changed from a bungalow to a two storey dwelling;
- Overlooking and loss of privacy.

Consultations/Publicity responses

MOD, Defence Estates: No objection

Determining Issues

The main considerations of the application are:

1. Whether or not the proposed development is inappropriate in the Green Belt
2. Impact on the character and appearance of the surrounding area
3. Impact on residential amenity

Considerations

1. Whether or not the proposal is inappropriate in the Green Belt

The property lies outside the village envelope of Caddington and is washed over by the Green Belt. The main consideration therefore is whether or not the proposal amounts to inappropriate development in the Green Belt and, if so, whether there are any 'very special circumstances' sufficient to outweigh the harm by reason of inappropriateness, and any other harm, including harm to the character and appearance of the rural countryside.

Policy H13 of the adopted Local Plan states, in part that,

Extensions to dwellings in the Green Belt will only be permitted providing that the proposed extension is modest in scale and does not result in disproportionate cumulative addition over and above the size of the original building, having regard to the need to maintain the openness and protect the visual amenities of the Green Belt.

National advice contained within Planning Policy Guidance 2, 'Green Belts' indicates that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.

In this case, the principle of extending the dwellinghouse in this Green Belt location has already been agreed with the grant of planning permission reference, **SB/TP/09/05115**. The determinant factor therefore is the impact of the additional dormer in the front elevation. The difference between the approved scheme and the current application is a material consideration. The main difference between the two schemes is the omission of the single storey front extension and its substitution with the front dormer. All the other elements of the current application have been approved previously.

Whilst the approved single storey front extension would have resulted in a cumulative addition to the footprint of the dwellinghouse of about 39%, the current proposal would have no additional footprint. The proposal would therefore have a neutral effect on the openness of the Green Belt. In terms of its impact on the visual amenities of the Green Belt, the dormer would not, because of its modest size, appear intrusive. The proposed development is therefore not considered inappropriate in the Green Belt and as such acceptable subject to satisfying the requirements of Local Plan Policies BE8 and H8.

2. Design considerations

The proposed additions to the bungalow would respect the existing form and style of the dwelling and in particular, would maintain the existing symmetrical design. The extensions would therefore appear as a composite feature and would not detract from the appearance of the dwelling in the street scene. Furthermore, the street scene is characterised by dwellings that have been generously extended in the past hence the proposed development would be in keeping with the existing developments in terms of overall scale and massing .

3. Impact on residential amenity

The dwelling is set on a generously sized plot with reasonable separation distances from the adjoining residential properties. Furthermore, the proposed extensions would not result in the dwelling being closer to the adjoining properties than it is now. The proposed development would therefore not be overbearing and would not result in loss of outlook to the occupiers of the neighbouring property occupiers. The fact that no windows are proposed in the side elevations above the ground floor level means that the proposed extensions would not result in additional overlooking and loss of privacy to the occupiers of the adjoining properties. Should there be any requirement to insert windows in this position, planning permission would be required unless the conditions laid out in the General Permitted Development Order are satisfied. A condition restricting the insertion of windows in the future is therefore considered unnecessary.

Conclusion

The proposed development is not inappropriate in the Green Belt and would not be harmful to residential amenity.

Reasons for Granting

The proposal is in accordance with national and local policies in respect of extensions to dwellings within the Green Belt.

Recommendation

That Planning Permission be **GRANTED** subject to the following conditions:

- 1 This permission relates only to the details shown on the Site Location Plan and Drawing No. 046-BR-100 received 24/08/10 or to any subsequent appropriately endorsed revised plan.
REASON: To identify the approved plans and to avoid doubt.

Notes to Applicant

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

South Bedfordshire Local Plan Review

BE8 - Design Considerations

H8 - Controlling Extensions to Dwellings

H13 - Control of Extensions in the Green Belt

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
4. This permission is granted under the provisions of Section 73A of the Town and Country Planning Act 1990.

DECISION

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